

## **Tax Board of Assessment Review**

**Minutes for November 29, 2007**

**Meeting was called to order at 6:00 p.m.**

**Board members present were Chairmen, Tom Heskin, Peter Certo and Fred Rogan. Tax Assessor, Elaine Mondillo and Recording Secretary Jennifer Scotto were also present at this meeting.**

### **Case No.'s 07-057**

**John J. Cullen & Roland Montigny**

**Mr. Cullen is asking the Board to consider lowering the assessment of this property. He states that in 2004 the Tax Assessor's office made an adjustment to his taxes because the lot was improved with a foundation. But in 2005, 2006 and 2007 the assessment no longer reflected that adjustment. He is asking the Board to carry forward the 2004 assessment value to the 2007 assessment value.**

**All three Board members voted unanimously to deny Mr. Cullen's request to lower his assessment.**

### **Case No. 07-058**

**Cullen Inc.**

**Mr. Cullen stated that the building value went from \$200,200 to \$214,800 in one year. He claims that no changes or improvements have been made to the building. He is asking that the Board consider using the previous assessment amount for the building.**

**Mr. Cullen used the Roadway building as a comp but that property is considered industrial and there was an adjustment made to the subject's assessment because there are wetlands.**

**All Board members agreed that Mr. Cullens' property is zoned commercial and it is being priced as commercial therefore, the Roadway Building is not an acceptable comp. All Board members voted unanimously to deny Mr. Cullen's request to lower his assessment.**

**Case No. 07-060**

**Michael & Cynthia O'Connell**

**Mrs. O'Connell is curious as to why her home is the only one on the street that had such a high increase. She stated she thinks it would be fair if her assessment matched the streets' overall averages. She also stated that no improvements have been made to her home. Mrs. O'Connell is also concerned that some information located on her field card is inaccurate. She claims there is only one fireplace (not two) and there is one less bedroom.**

**No one has been allowed access to do a walk-through, therefore no changes, if any, are able to be made to the assessment.**

**All three Board members voted unanimously to deny the O'Connell's request to lower their assessment.**

**Case No. 07-077**

**Lillian Peloquin**

**Ms. Peloquin's home is currently assessed at \$190,400 and she feels that \$160,000 is a much more reasonable assessment. She states that her land valuation went from \$56,000 to \$92,000 for not even 1/10 of an acre. Ms. Peloquin used comps on Blue Mist Dr., Central St. and Sayles Hill Rd. with amounts from \$107,000 - \$155,000.**

**Board members stated that her lot is a substandard size lot and if her lot met the size of other regular lots the land would be assessed at \$120,000. Therefore, Ms. Peloquin is already receiving an adjustment off her assessment and all three Board members voted unanimously to deny her request to lower her assessment.**

**Case No. 07-054**

**Donald & Lisa Harootunian**

**Mrs. Harootunian is contesting the assessed value of \$369,000. She does not have an opinion as to what her value should be. She states there is a crack in the retaining wall, no sewer line and cracked curbing. She also stated that her home is the oldest and smallest in the neighborhood. She stated she is not able to connect to the sewer and her septic system is 45 years old. The original cabinets are still in the kitchen and many renovations need to be done. She is the mother of a special needs child and she feels that her child is not**

**using half the money she pays in school taxes.**

**Mrs. Harootunian used comps on lots 359, 360, and 361 which are located on Kennedy Blvd.**

**All Board members agreed that it is not impossible for Mrs. Harootunian to connect to the sewer. Fred Rogan, a Board member, suggested Mrs. Harootunian look into getting a sewer ejector to pump up to Pine Grove.**

**Tax Assessor, Elaine Mondillo, will send Mrs. Harootunian a letter to set up a time for her do a walk-through of the home. All three Board members agreed to keep the appeal open and pending based upon the walk-through.**

**Case No.'s 07-070, 07-071, 07-072 & 07-073**

**Fairlawn Oil Service Inc.**

**Attorney George Prescott did not show up for the scheduled meetings and he was not able to be reached by phone. All Tax Board of Review members agreed to reschedule these meetings for a later date.**

**Meeting adjourned at 8:00 p.m.**